

Subject: 05/03/2016 02:30 PM - Planning and Land Use Management Committee Meeting
From: City Clerk
Date: 04/29/2016 12:33 PM
To: CLK_26@LISTSERV.LACITY.ORG
Reply-to: Clerk.LSadmin@LACITY.ORG

TITLE: Planning and Land Use Management Committee Meeting
DATE: 05/03/2016
TIME: 02:30 PM

To view the document online please visit:

http://ens.lacity.org/clk/committeeadend/clkcommitteeagend26103087_05032016.html

Please DO NOT reply to this automated email.

To view the agenda ePackets with background documents please visit:

<https://cityclerk.lacity.org/councilagenda/>

If you have a specific question concerning the attached Committee Agenda, please contact the Legislative Assistant listed on the agenda.

If you have problems subscribing or unsubscribing to the Committee Agendas, please contact the City Clerk Systems Division at 213-978-0353.

If you do not want to receive further mailings, you can unsubscribe from the list by going to <http://lacity.org/government/Subscriptions/counciladhoc/index.htm> using a web browser and by following the instructions OR

To unsubscribe from this list, please click on this link:

http://listserv.lacity.org/cgi-bin/wa.exe?SUBED1=clk_26&A=1

clkcommitteeagend26103087_05032016.html

PLANNING AND LAND USE MANAGEMENT COMMITTEE

Tuesday, May 3, 2016

BOARD OF PUBLIC WORKS EDWARD R. ROYBAL HEARING ROOM 350 - 2:30 PM

200 NORTH SPRING STREET, LOS ANGELES, CA 90012

MEMBERS: COUNCILMEMBER JOSE HUIZAR, CHAIR
COUNCILMEMBER MARQUEECE HARRIS-DAWSON
COUNCILMEMBER GILBERT A. CEDILLO
COUNCILMEMBER MITCHELL ENGLANDER
COUNCILMEMBER FELIPE FUENTES

(Sharon Dickinson - Legislative Assistant - (213)-978-1074 or email Sharon.Dickinson@lacity.org)

Click [here](#) for agenda packets

Note: For information regarding the Committee and its operations, please contact the Committee Legislative Assistant at the phone number and/or email address listed above. The Legislative Assistant may answer questions and provide materials and notice of matters scheduled before the City Council. Sign Language Interpreters, Communication Access Real-Time Transcription (CART), Assistive Listening Devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting/event you wish to attend. Due to difficulties in securing Sign Language Interpreters, five or more business days notice is strongly recommended. For additional information, please contact the Legislative Assistant listed above.

ITEM NO. (1)

[16-0331](#)

CD 15 TIME LIMIT: 5/5/16; LAST DAY FOR COUNCIL ACTION: 5/4/16

Communication from the Mayor relative to the appointment of Mr. Joseph Cortez to the Harbor Area Planning Commission for the term ending June 30, 2017.

Community Impact Statement: None submitted.

ITEM NO. (2)

[15-1226-S1](#), [15-1226-S2](#), [15-1226-S3](#)

CD 12 15-1226-S1

Reports from the City Attorney and the Department of City Planning relative to a draft Ordinance amending Section 12.04 of the Los Angeles Municipal Code and the Granada Hills Specific Plan Amendment for the Granada Hills-Knollwood Community Plan Update, for the adoption of several accompanying zoning implementations.

Case No. CPC-2006-5568-CPU

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

15-1226-S2

Reports from the City Attorney and the Department of City Planning relative to a draft Ordinance amending Section 12.04 of the Los Angeles Municipal Code to amend the zoning map for the establishment of the Old Granada Hills Residential Floor Area Supplemental Use District.

Case No. CPC-2006-5568-CPU

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

15-1226-S3

Reports from the City Attorney and the Department of City Planning relative to a draft Ordinance replacing and superseding Ordinance No. 151602 to amend the boundaries of the Granada Hills-Knollwood "K" Equinekeeping District and adopt additional restrictions to protect Horsekeeping Uses for the Granada Hills-Knollwood Equinekeeping Supplemental Use District.

Case No. CPC-2006-5568-CPU

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (3)

[16-0033](#)

CD 13 TIME LIMIT: 5/14/16; LAST DAY FOR COUNCIL ACTION: 5/13/16

Communications from the Los Angeles City Planning Commission (LACPC) and Mayor and Resolution relative to a General Plan Amendment to the Hollywood Community Plan and the Mobility Element of the City's General Plan for the re-designation of Sunset Boulevard between St. Andrews Place and Western Avenue from an Avenue 1 (previously a Major Highway–Class II) to a Modified Major Highway–Class II, and Western Avenue between Sunset Boulevard and De Longpre Avenue from a Modified Avenue I (previously a Major Highway–Class II) to a Modified Major Highway Class II; and Report from the City Attorney with a draft Ordinance for the Specific Plan Amendment to the Vermont/Western Transit Oriented District Specific Plan / Station

Neighborhood Area Plan (SNAP), Ordinance 173749, to establish Land Use Regulations, Development Standards, and Design Guidelines for a new Subarea F, Large Scale Commercial Node designation, and to change the Subarea Designation of the subject property from Subarea C to Subarea F, for the demolition of a pre-existing 59,561 square-foot single-story commercial structure, an electrical substation, and a surface parking lot, including construction of a 194,749 square-foot, multi-tenant commercial structure, approximately 74 feet and four inches high, that includes a 163,862 square-foot retail store (Target), and 30,887 square feet of other smaller retail and food uses, including 458 at grade and above-ground parking spaces, for project located on a 168,869 square-foot lot classified in the C2-1 zone and also located within Subarea C of the Vermont / Western Transit Oriented District Specific Plan / Station Neighborhood Area Plan (SNAP), for properties located at 5500, 5510, 5516, 5520, 5526, 5542, 5544 West Sunset Boulevard, 1417, 1431, 1433, 1435, 1437, 1439, 1441 North Western Avenue, 1414 St. Andrews Place, 5505 and 5525 West De Longpre Avenue, subject to modified Conditions of Approval.

Applicant: John Dewes, Target Corporation

Representative: Doug Couper, Greenberg Farrow

Case No. CPC-2015-74-GPA-SP-CUB-SPP-SPR

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

(On March 23, 2016 Council referred the General Plan Amendment and Ordinance back to Committee for further review. The Addendum to the Certified Environmental Impact Report (No. ENV-2008-1421-EIR), Mitigation Monitoring and Reporting Program, and the four appeals were previously heard and acted on in the March 22, 2016 Planning and Land Use Management Committee meeting.)

ITEM NO. (4)

[05-0535-S1](#)

CD 6

TIME LIMIT: 5/19/16; LAST DAY FOR COUNCIL ACTION: 5/18/16

Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program and related California Environmental Quality Act findings, reports from the Mayor and the Los Angeles City Planning Commission (LACPC), Resolution relative to a proposed General Plan Amendment to the Mission Hills-Panorama City-North Hills Community Plan from Low Residential to Low Medium II Residential, within the Mission Hills-Panorama City North Hills Community Plan, and Ordinance to effect a Zone Change from RS-1 to (T)(Q)RS-1 and (T)(Q)RD2-1 for a modified project of 25 new detached single family dwellings, located on 24 small-lots along Vesper Avenue and one single-family lot along Cedros Avenue, for the properties located at 9763 North Vesper Avenue and 9768 North Cedros Avenue, subject to modified Conditions of Approval.

Applicant: Matias R. Meza

Case No. CPC-2014-2016-GPA-ZC

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (5)

[15-1369](#)

CD 5

TIME LIMIT: 5/16/16; LAST DAY FOR COUNCIL ACTION: 5/13/16

Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program and related California Environmental Quality Act findings, Communications from the Mayor and the Los Angeles City Planning Commission (LACPC) and appeal filed by Laura Aflalo, Fisch Properties, LP (Representative: Veronica Becerra, Rabuild Commercial Services, LLC) from the entire

determination of the LACPC in disapproving a General Plan Amendment to the Wilshire Community Plan Map referencing the project site as follows: "Development of the properties bounded by Burton Way to the north, Arnaz Drive to the west, Hamel Road to the east, and Colgate Avenue to the south shall be permitted as a High Medium density development, limited to a maximum Floor Area Ratio (FAR) of 3:1"; and disapproving a Zone Change from R3-1-O to [Q]R4-1-O, for a proposed project of an 88-unit apartment building varying in height from 37 feet (three stories) along Colgate Avenue to 54.4 feet (five stories) along the alley to the north of the project site, including 160 automobile parking spaces and 97 bicycle parking spaces in a two-level subterranean garage, approximately 12,300 square feet of open space consisting of 7,900 square feet of common open space and 4,400 square feet of private open space, total floor area is approximately 90,000 square feet, including demolition of five two-story apartment buildings of varying age containing 29 residential units, comprising of five contiguous lots with a total lot area of approximately 35,100 square feet (0.81 acre), for the property located at 411-439 South Hamel Road.

Applicant: Laura Aflalo, Fisch Properties, LP

Representative: Veronica Becerra, Rabuild Commercial Services, LLC

Case No. CPC-2013-4028-GPA-ZC-SPR-ZAA

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

DISPOSITION: REQUEST TO CONTINUE

ITEM NO.

(6)

[16-0197](#)

CD 1

TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 5/13/16

Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program and related California Environmental Quality Act findings, report from the East Los Angeles Area Planning Commission and Ordinance to effect a Zone Change from [Q]C4-2D-HPOZ to (T)(Q)C4-2D-HPOZ, for the proposed development of a small lot subdivision, consisting of 24 single family home lots, each comprising of a three-story townhome style building, totaling six structures, each structure containing four townhomes with the ground floor of each unit providing a two-car parking garage making the townhomes approximately 39.25 feet to the top of the roof for the property at 5101-5123 East Echo Street, subject to Conditions of Approval.

Applicant: Williams Homes/Carl Steinberg

Representative: Henry Nunez

Case No. APCE-2015-951-ZC-DI-SPP-CCMP

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO.

(7)

[15-1497](#)

CD 5

Categorical Exemption (CE) and related California Environmental Quality Act (CEQA) findings, report from the South Valley Area Planning Commission (SVAPC) and an appeal filed by Paul and Jill Brindley (Representative: Jamie T. Hall, Channel Law Group, LLP) brought under California Public Resources Code Section 21151 (c) of CEQA, from the entire determination of the Director of Planning in adopting the CE (ENV-2015-0939-CE) for the construction of a new single-family home of 1,291 square feet of calculated Residential Floor Area with an additional 400 square-foot garage, 96 square feet of covered patio area, and 858 square-foot basement on a

4,194 square-foot lot, with a project total of 2,645 square feet, for the property located at 2471 Nalin Drive within the Bel Air-Beverly Crest Community Plan Area. (At its meeting on November 12, 2015, the SVAPC failed to reach a consensus which resulted in no action taken by the Commission).

Applicant: Rumen Petkov

Representative: Vlady Tomalevsky, L and V Architects

Case No. DIR-2015-938-DRB-SPP-MRP

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO.

(8)

[16-0439](#)

CD 10

TIME LIMIT: 5/12/16; LAST DAY FOR COUNCIL ACTION: 5/11/16

Environmental Impact Report, Mitigation Measures, Mitigation Monitoring and Reporting Program, Statement of Overriding Considerations and other California Environmental Quality Act findings, report from the Los Angeles City Planning Commission (LACPC) and an appeal filed by William Dickey, La Cienega Heights Association, Incorporated (Representative: Jamie T. Hall, Channel Law Group, LLP) from the entire determination of the LACPC in sustaining the Deputy Advisory Agency's approval of Vesting Tentative Tract Map No. 73656-CN, to permit one master lot and 18 airspace lots for a mixed-use development consisting of up to 1,218 dwelling units with a 5% set aside (55 dwelling units) for workforce housing, and 300,000 square feet of commercial floor area consisting of 200,000 square feet of office space, 50,000 square feet of grocery store, 20,000 square feet of restaurant space and 30,000 square feet of general retail, including a combination of above ground and subterranean parking levels; project includes the demolition and removal of all existing structures to be replaced with an approximately 1,900,000 square-foot transit-oriented, mixed-use structures consisting of podium style buildings ranging in height from 110 feet for podium buildings and up to 320 feet for the tower, for the properties located at 3321, 3351 South La Cienega Boulevard and 5707-5735 West Jefferson Boulevard, subject to modified Conditions of Approval.

Applicant: CP V Cumulus, LLC

Representative: Brad Rosenheim, Rosenheim and Associates, Incorporated

Case No. VTT-73656-CN-1A

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

DISPOSITION: REQUEST TO CONTINUE TO 5/10/16

ITEM NO.

(9)

[14-0656-S20](#)

CD 5

Application filed by David Chasin and Meredith Chasin (Representative: Benjamin M. Reznik, Daniel F. Freedman, Jeffer Mangels Butler and Mitchell LLP) requesting a Hardship Exemption from Baseline Mansions Interim Control Ordinance No. 183496, for the proposed project to the existing single-family home, to add second floor addition of 1,383 square feet to include three bedrooms and three baths; remodel existing first floor to include two bedrooms and two and one-half baths; add new open lattice roof over existing patio and add new covered entry and two new exterior retaining walls, for the property located at 424 Hilgard.

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (10)

[07-1175](#)

Director of Planning oral status report relative to ongoing development of City planning policies, work programs, operations, and other items of interest.

**COMMENTS FROM THE PUBLIC ON ITEMS OF PUBLIC INTEREST WITHIN THIS COMMITTEES SUBJECT
MATTER JURISDICTION**

If you challenge this Committee's action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record.

Materials related to an item on this agenda submitted to the committee after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 200 North Spring Street, Room 395, City Hall, Los Angeles, CA 90012 during normal business hours.